

ESSEX COUNTY COUNCIL

**TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
Town and Country Planning (Development Management Procedure)
(England) Order 2015**

In exercise of its power under Regulation 3 of the Town and Country Planning General Regulations 1992, Essex County Council has considered an application to carry out the following development:

Proposed construction of a new two storey detached educational block (c.918sq.m) to accommodate six classrooms, a library and ancillary facilities on the site of the existing school at Roding Valley High School, Alderton Hill, Loughton, IG10 3JA.

and in accordance with the said application and the plan(s) accompanying it, hereby gives notice of its decision to GRANT PERMISSION FOR the said development subject to compliance with the following conditions and reasons:

1. The development hereby permitted shall be begun before the expiry of 3 years from the date of this permission. Written notification of the date of commencement shall be sent to the County Planning Authority within 7 days of such commencement.

Reason: To comply with section 91 of the Town and Country Planning Act 1990 [as amended].

2. The development hereby permitted shall be carried out in accordance with the details submitted by way of application reference CC/EPF/51/16 validated on 01 November 2016

Drawings

058-001	Location Plan
058-010	Block Plan as Existing
058-020	Site Plan as Existing
058-031	Site Section AA & BB as Existing
058-032	Site Section CC&DD as Existing
058-110/Rev. A	Proposed Block Plan
058-220/Rev. A	Proposed Site Plan
058-201	Proposed Floor Plans
058-210	Proposed Roof Plan
058-231	Proposed Section FF&GG
058-242	Proposed East Elevation/Street Elevation
058-243	Proposed South Elevation
058-244	Proposed Courtyard North & West Elevation
058-921	Proposed Cycle Shelter
058-931	Boundary Distance Diagram

Design and Access Statement prepared by Barker Associates, dated September 2016

Daylight and Sunlight Assessment prepared by MLM Consulting Engineers Ltd, dated 01 August 2016.

and in accordance with any non-material amendment(s) as may be subsequently approved in writing by the County Planning Authority.

Reason: To ensure development is carried out in accordance with the approved plans.

3. Prior to first occupation of the proposed building, a minimum of 30 covered bicycle stands shall be erected on site in accordance with drawings 058-921 and 058-220/Rev. A.

Reason: In the interests of promoting sustainable transport in accordance with the National Planning Policy Framework (2012) and to comply with Policies ST1, ST2 and ST5 of the Epping Forest Local Plan

4. Prior to commencement of development, a full Arboricultural survey and report in accordance with BS5837:2012 shall be submitted for the prior written approval of the County Planning Authority.

The report shall include the following:

- a) a plan that shows the position, crown spread and root protection area in accordance with section 5.5 of BS5837:2012 of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on the plan.
- b) details of each surveyed tree in a separate schedule in accordance with section 4 of BS5837:2012
- c) a schedule of tree works for all the retained trees specifying pruning and other remedial or preventative work. All tree works shall be carried out in accordance with BS3998:2010.
- d) details and positions of the ground protection in accordance with section 2 of BS5837:2012.
- e) details and positions of Tree Protection Barriers identified separately where required for different phases of construction work [e.g. demolition, construction, hard landscaping] in accordance with section 6.2 of BS5837:2012. The Tree Protection Barriers shall be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.
- f) details and positions of the Construction Exclusion Zones in accordance with section 6.2 of BS5837:2012.
- g) details and positions of the underground service runs in accordance with sections 4.2 and 7.7 of BS5837:2012.

- h) details of any changes in levels or the position of any proposed excavations, including those on neighbouring or nearby ground in accordance with paragraph. 5.4.2 of BS5837:2012.
- i) details of any special engineering required to accommodate the protection of retained trees [e.g. in connection with foundations, bridging, water features, surfacing] in accordance with section 7.5 of BS5837:2012.
- j) details of the methodology to be employed with the demolition of buildings, structures and surfacing within or adjacent to the root protection areas of retained trees.
- k) details of the methodology to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of “No-Dig” construction.
- l) details of the methodology to be employed for the access and use of heavy, large, difficult to manoeuvre plant [including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc] on site.
- m) details of the methodology to be employed for site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phototoxicity
- n) details of the method to be employed for the stationing, use and removal of site cabins within any root protection areas in accordance with section 6.2 of BS5837:2012.
- o) details of tree protection measures for the hard landscaping phase in accordance with section 5.6 of BS5837:2012.
- p) the timing of the various phases of the works or development in the context of the tree protection measures.

Reason:

To ensure that retained trees are protected from damage in the interests of visual amenity and Policy LL7 of the Epping Forest District Local Plan saved policies 2006.

5. No development shall take place until a landscape scheme has been submitted to and approved in writing by the County Planning Authority. The scheme shall include details of areas to be planted with species, sizes, spacing, protection and programme of implementation and ongoing maintenance. The scheme shall also include details of any existing trees and hedgerows on site with details of any trees and/or hedgerows to be retained and measures for their protection. Without prejudice to the foregoing, existing hedgerows shall be maintained to their full height. The scheme shall be implemented within the first available planting season (October to March inclusive) following commencement of the development hereby permitted in accordance with the approved details and maintained thereafter in accordance with the approved scheme.

Reason: In the interests of visual amenity and conserving and enhancing the natural environment in accordance with the National Planning Policy Framework and policies LL7, LL10 and LL11 of the Epping Forest District Local Plan saved policies 2006.

6. Prior to installation on site, samples of the proposed external material

finishes shall be submitted for the prior written approval of the County Planning Authority. The development shall thereafter be implemented in accordance with the approved external material finishes.

Reason: In the interest of visual amenity and policy DBE1 of the Epping Forest District Local Plan saved policies 2006.

7. Prior to commencement of development, a Construction Management Plan shall be submitted for the prior written approval of the County Planning Authority. The scheme shall include details to ensure any impact from construction works on local amenity and highway safety is minimised, including details on the hours of operation and measures to be employed to ensure the public highway is kept free from mud and debris. The development shall be carried out in accordance with the approved plan.

Reason: In the interest of residential amenity and policies ST4 and DBE2 of the Epping Forest District Local Plan saved policies 2006.

Informatives

School Travel Plan

Prior to the beneficial occupation of the development it is advised that a Travel Plan including monitoring arrangements is prepared, in liaison with the Highway Authority, and subsequently implemented in full.

The school, in association with Essex County Council's School Travel Planning Advisor, is advised to agree the frequency of reviewing and, where necessary, updating the School Travel Plan. To this end, the School Travel Planning Advisor will provide assistance in identifying measures that should help to mitigate the overall impact of the proposal.

Reason for Approval

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighting against the following policies of the development plan:

Epping Forest District Local Plan Saved Policies 2006

CP1 Achieving Sustainable Development Objectives
CP2 Protecting the Quality of the Rural and Built Environment
CP3 New Development
CP6 Achieving Sustainable Urban Development Patterns
CP7 Urban Form and Quality
CP9 Sustainable Transport
CF5 Educational buildings outside the green belt.
DBE1 Design of new buildings
DBE2 Effect on neighbouring properties
DBE3 Design in Urban areas
DBE9 Loss of amenity

LL7 Planting protection and care of trees
LL10 Adequacy of provision for landscape retention
LL11 Landscaping schemes
ST1 Location of Development
ST2 Accessibility of Development
ST3 Transport Assessments
ST4 Road Safety
ST5 Travel Plans

Paragraph 215 of the NPPF states, in summary, that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework.

Epping Forest District Draft Local Plan (on consultation 31/10/2016 – 12/12/16)

Paragraph 216 of the NPPF states, in summary, that decision-takers may also give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which there are unresolved objections to relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF.

National Planning Policy Framework (NPPF), DCLG March 2012

Section 1: Building a strong, competitive economy.
Section 4: Promoting sustainable transport
Section 7: Requiring good design
Section 8: Promoting healthy communities
Section 10: Meeting the challenge of climate change, flooding and coastal change
Section 11: Conserving and enhancing the natural environment

Supplementary Planning Documents
Essex County Council – Development Management Policies – February 2011

Statement of Reasons

The proposal to construct a new educational block on the site of the existing school is considered acceptable principal, having regard to the established educational use on site and the good accessibility to sustainable modes of transport.

Having regard to the height of the proposed building and separation distance from adjoining residential properties, the development as proposed would not result in overlooking or loss of daylight/sunlight and would adequately protect the residential amenity of adjoining occupiers.

While the proposed building would be visually prominent at the junction of Brook Road and Alderton Hill, and would represent a change in the streetscape, it is considered this would not negatively impact on the amenity of adjoining residents or the visual amenity of the street scene. Having regard to paragraph 72 of the NPPF, it is further considered that any minor impacts would be outweighed by the

need to create additional school places.

The proposed development would be in accordance with policies CP1, CP2, CP3, CP6, CP7, CP9, CF5, DBE1, DBE2, DBE3, DBE9, LL7, LL10, LL11, ST1, ST2, ST3, ST4, and ST5 of the Epping Forest District Local Plan 2006 and the National Planning Policy Framework (NPPF 2012)

There are no other policies or other material considerations which are overriding or warrant the withholding of permission.

THE CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2010 (as amended)

The proposed development would not be located adjacent to/within distance to a European site.

Therefore, it is considered that an Appropriate Assessment under Regulation 61 of The Conservation of Habitats and Species Regulations 2010 is not required.

STATEMENT OF HOW THE LOCAL AUTHORITY HAS WORKED WITH THE APPLICANT IN A POSITIVE AND PROACTIVE MANNER

In determining this planning application, the Local Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure)(England) Order 2015.

Dated 19 December 2016

COUNTY HALL
CHELMSFORD

Signed



Andrew Cook - Director for Operations, Environment and Economy

IMPORTANT - ATTENTION IS DRAWN TO THE NOTES ON THE NEXT PAGE

NOTES

TOWN AND COUNTRY PLANNING ACT 1990

NOTIFICATION TO BE SENT TO AN APPLICANT WHEN A LOCAL PLANNING AUTHORITY REFUSE PLANNING PERMISSION OR GRANT IT SUBJECT TO CONDITIONS

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision that relates to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- Alternatively, if an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.